057.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	855,000 / 855,000
					USE VALUE:	855,000 / 855,000
					ASSESSED:	855,000 / 855,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-16	PEIRCE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUGRUE TERESA ZARBA &
Owner 2:	SUGRUE FRANK L
Owner 3:	
Street 1:	281 STEARNS RD
Street 2:	
Twn/City:	MARLBOROUGH
St/Prov:	MA Cntry Own Occ: N
Postal:	01752 Type:

PREVIOUS OWNER

Owner 1:	SUGRUE TERESA ZARBA -
Owner 2:	-
Street 1:	282 BELKNAP ROAD
Twn/City:	FRAMINGHAM
St/Prov:	MA Cntry
Postal:	01701

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2647 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5045.000	455,100		399,900	855,000
Total Card	0.116	455,100		399,900	855,000
Total Parcel	0.116	455,100		399,900	855,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.01 /Parcel: 323.01

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 37944

GIS Ref

GIS Ref

Insp Date 09/24/18

!4896!

PREVIOUS ASSESSMENT

Parcel ID 057.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	455,100	0	5,045.	399,900	855,000		Year end	12/23/2021
2021	104	FV	433,800	0	5,045.	399,900	833,700		Year End Roll	12/10/2020
2020	104	FV	433,800	0	5,045.	399,900	833,700	833,700	Year End Roll	12/18/2019
2019	104	FV	333,800	0	5,045.	399,900	733,700	733,700	Year End Roll	1/3/2019
2018	104	FV	333,800	0	5,045.	268,500	602,300	602,300	Year End Roll	12/20/2017
2017	104	FV	312,300	0	5,045.	257,100	569,400	569,400	Year End Roll	1/3/2017
2016	104	FV	312,300	0	5,045.	234,300	546,600	546,600	Year End	1/4/2016
2015	104	FV	277,000	0	5,045.	188,500	465,500	465,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:19:42

LAST REV

Date	Time
03/03/20	09:46:20
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4896

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SUGRUE TERESA Z	61259-24		2/22/2013	Convenience	1	No	No		
ZARBA JOSEPH A/	24293-403		2/23/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	37944
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2011	520	New Wind	3,800					REPL 13 WINDOWS
7/23/2008	821	Redo Bat	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
3/3/2020	Mail Update	JO	Jenny O
9/24/2018	MEAS&NOTICE	BS	Barbara S
5/22/2009	Measured	189	PATRIOT
4/19/2000	Inspected	243	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	263	PATRIOT
8/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5045		Sq. Ft.	Site		0	70.	1.13	11									399,946						399,900	

Total AC/HA:	0.11582	Total SF/SM:	5045	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	399,946	Spl Credit		Total:	399,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.04667544
Const Adj.:	0.99890995
Adj $ / SQ:	188.196
Other Features:	92500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	659613
Depreciation:	204480
Depreciated Total:	455133

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 5			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

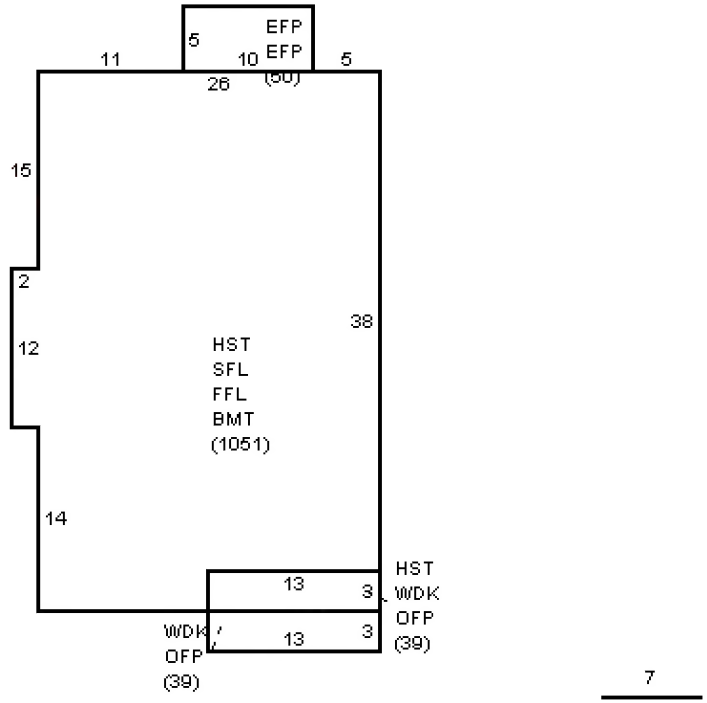
No Unit	RMS	BRS	FL
1	5	2	
1	7	3	
Totals			
2	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	188.20
Special Features:	0	Val/Su Net:	115.10
Final Total:	455100	Val/Su SzAd	171.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,051	56.460	59,338
FFL	First Floor	1,051	188.200	197,794
SFL	Second Floor	1,051	188.200	197,794
HST	Half Story	545	188.200	102,567
EFP	Enclos Porch	100	54.390	5,439
OFP	Open Porch	78	37.610	2,934
WDK	Deck	78	15.980	1,247
	Net Sketched Area:	3,954	Total:	567,113
Size Ad	2647	Gross Area	4499	FinArea 2647

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

057.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	